

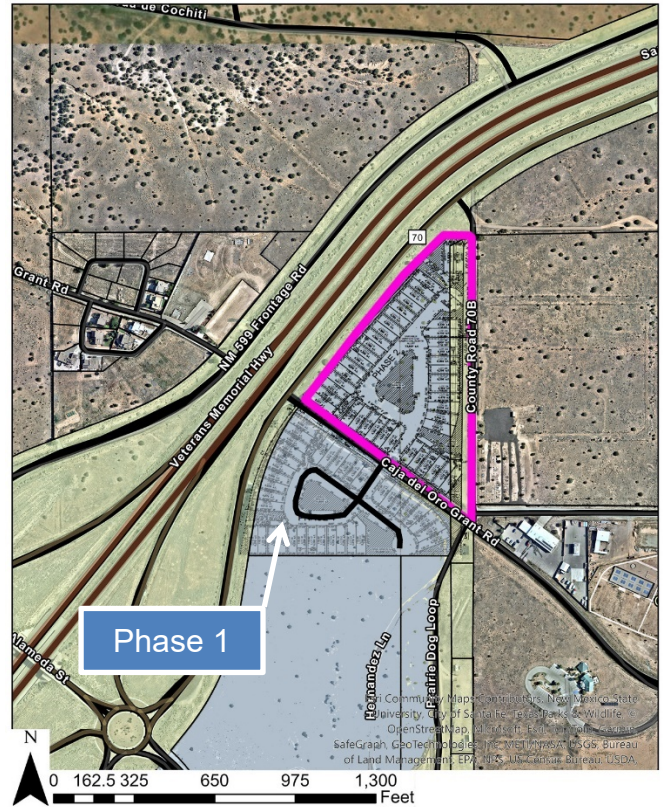


CITY OF SANTA FE

# Planning and Land Use Department Planning Commission Staff Report

Site Location Map:

<b>Case No:</b>	2022-6013
<b>Hearing Date:</b>	March 6, 2025
<b>Applicant:</b>	Pulte Group of New Mexico
<b>Agent:</b>	NM Land Solutions, LLC
<b>Request:</b>	Development Review for Phase 2
<b>Location:</b>	+/-9 acres north of Caja del Oro Grant Road
<b>Case Mgr.:</b>	Claudia Kath
<b>Zoning:</b>	R-10 (10 du/acre)
<b>Pre-app. Mtg:</b>	May 11, 2021 & April 8, 2021
<b>ENN Mtg.:</b>	August 10, 2021
<b>Proposal:</b>	Final Subdivision Plat for the northern Phase-2 portion of the project which contains forty-four (44) lots and is situated on approximately 9.07 acres of land.



**Case #2022-6013. Caja del Oro Final Subdivision Plat for Phase 2.** Victoria Dalton, of New Mexico Land Solutions, LLC, Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Final Subdivision Plat for Phase 2 of the Caja del Oro phased subdivision consisting of forty-four (44) single-family homes for a total eighty (80) homes for Phases 1 & 2 combined. The property is approximately +/- 9.07 acres of land of the full +/-16.2 acres for both phases. It is located North of Caja del Oro Grant Road and East of the NM599 Frontage Road. (Claudia Kath, Case Manager, [cmkath@santafenm.gov](mailto:cmkath@santafenm.gov) , 955-6661).

## I. RECOMMENDATION:

Staff recommends **APPROVAL** of the Final Subdivision Plat (Case #2022-6013), with the conditions of approval and technical corrections listed in Attachments A & B of this report.

*One motion will be required, for this case:*

- Approve or deny the Final Subdivision Plat (Case #2022-6013), subject to the conditions of approval and technical corrections recommended by staff. See Attachments A and B.

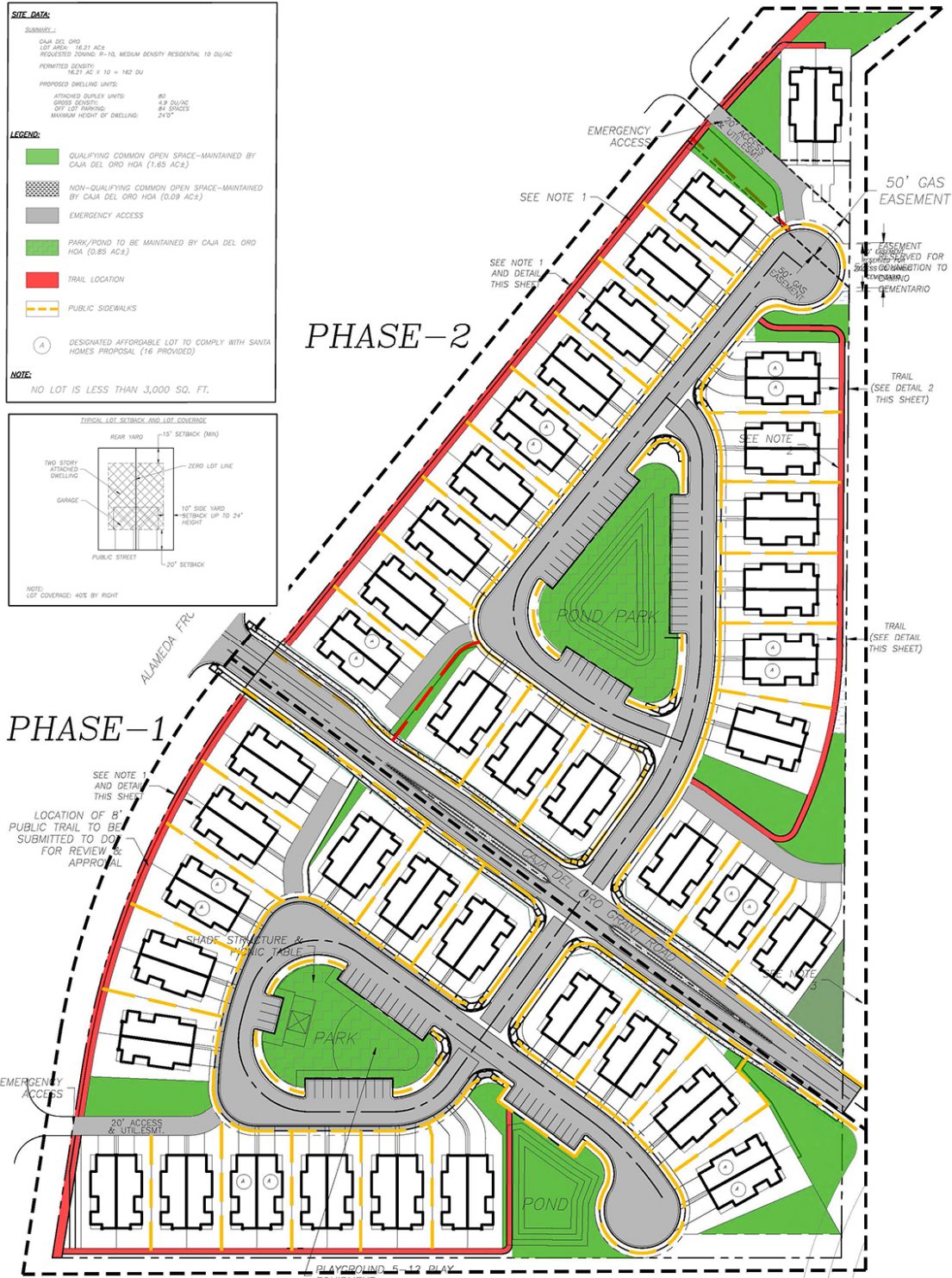


Figure 1 Approved Final Subdivision Plan Phase 2

**II. EXECUTIVE SUMMARY**

The Applicant seeks Final Subdivision Plat Approval for Phase-2 (+/- 9.45 acres) of the overall +/-16.21 acres of the Prado Caja del Oro subdivision (the "Project"). The property is zoned Residential 10 dwelling units per acre (R-10). Phase-2 includes forty-four (44) dwelling units. Thirty-four (34) units will be market rate and ten (10) will be affordable.

The average density for Phase 2 will be 4.85 dwellings per acre. Phase 2 Open Space Park Land / Pond will be .18 acre. The proposed lots will all be larger than 3,000 square feet. The Development Plan for Phase 2 of Caja Del Oro, establishing site design for building setbacks, height and open space, etc. was previously approved by the Planning Commission on December 1, 2022 (Case#: 2022-6012 for Preliminary Plat Phase and Development Plan.) The Planning Commission approved Phase 1 of the Final Subdivision Plat on December 1, 2022(Case#: 2022-6013 ).

The Applicant has complied with Subsections 14-3.1(E) "Pre-Application Conferences", 14-3.1(F) "Early Neighborhood Notification Procedures" and 14-3.1(H) "Notice Requirements". Staff's analysis finds that the Applicant has addressed the necessary findings and recommends **APPROVAL** of the final subdivision plat, subject to conditions and technical corrections of approval.

### Adjacent Zoning

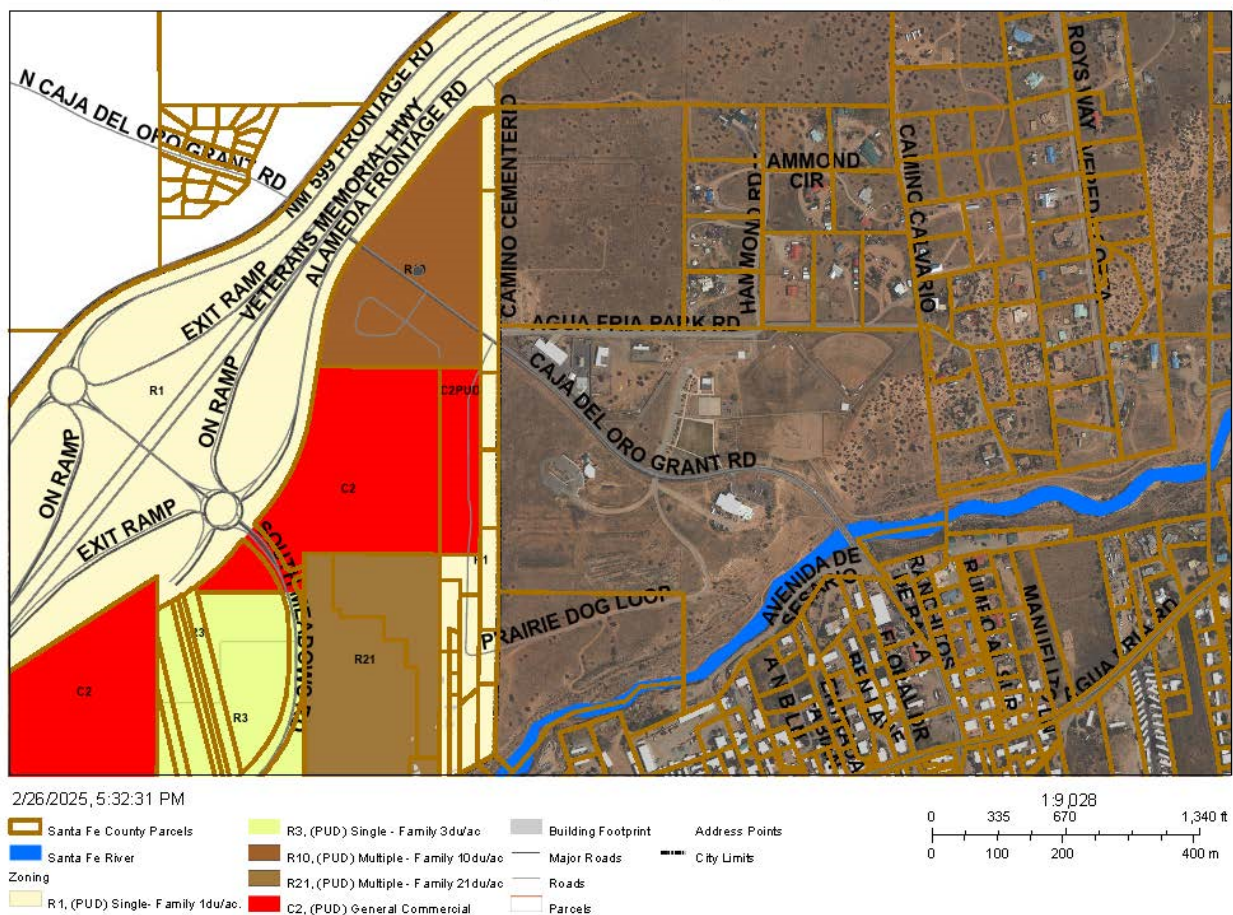


Figure 2 Adjacent Zoning

### III. SITE ANALYSIS

#### A. Adjacent Properties

The subject property, Phase 2 of the Caja del Oro subdivision, is +/- 9.07 acres in size and defined by an easement along the existing Caja del Oro Grant Road. There is an existing cemetery to the east and it is separated by approximately 100 feet from the most easterly boundary of the Caja del Oro subdivision. Adjacent uses are shown in Table 2 'Adjacent Uses and Zoning' and Figure 2 'Adjacent Zoning'.

Table 1. Adjacent Uses and Zoning

Direction	Property Address	Zoning
North	599 Highway	
East	Cementerio de La Agua Fria	County Jurisdiction
South	Don Juan’s Land	C-2 (General Commercial)
West	599 Highway	

**B. Overlay Districts**

**Archeology**

As part of the due diligence process for this development project, an archaeological survey was conducted by archaeologist Ron Winter on the subject property. The survey found no historical material or artifacts of significant value according to established archaeological standards. The archeological clearance letter is included in Attachment B.

**C. Parking**

In Phase 2 of the subdivision, each dwelling unit is required to provide a minimum of 2 off-street parking spaces. Staff find that the applicant complies with this standard per City Code Section 14-86 and in accordance with Table 14-8.6-1. Phase 2 will also provide 43 additional on-street, 90-degree parking spaces, including 2 accessible spaces, which are located around the open space area of the subdivision.

**D. Traffic**

Caja del Oro Grant Road has two 10-foot-wide lanes and is classified as a major collector street. Alameda Road is located on the eastern boundary of the property. This roadway also is the frontage road to NM 599 and is owned and maintained by the New Mexico Department of Transportation (NMDOT).

Caja del Oro Grant Road will serve as the primary access point for both phases of the proposed development. Both Phase 1 and 2 gain access off Caja Del Oro Road. Phase 2 access will be aligned across from the Phase 1 entrance. Both Phases connect to Alameda through emergency only access points.

The City’s Development Review Team (DRT) reviewed the Applicant’s traffic impact analysis (TIA) The DRT found no traffic engineering impediments for the proposed development. Traffic Comments can be found in Attachment B.

**E. Open Space, Park Land and Trails**

The proposed subdivision is compliant with City Ordinance 14-7.5 ‘Open Space Standards’ for not only common open space requirements but also water harvesting. There are centralized ponding areas and common landscaped spaces on each of the two parcels, featuring trees, grass, and benches, which satisfies the open space requirements for the whole subdivision. The subdivision further complies with Chapter 14-8.15(C)(3) Neighborhood Park Requirement:

*“(3) Where land is to be dedicated to the city for parks, open space and recreation facilities , the amount of land dedicated shall be calculated as follows, in accordance with Subsections 14-8.15(A)(4) and (5):*

*(a) neighborhood parks - six one-thousandths acres per new housing unit; “*

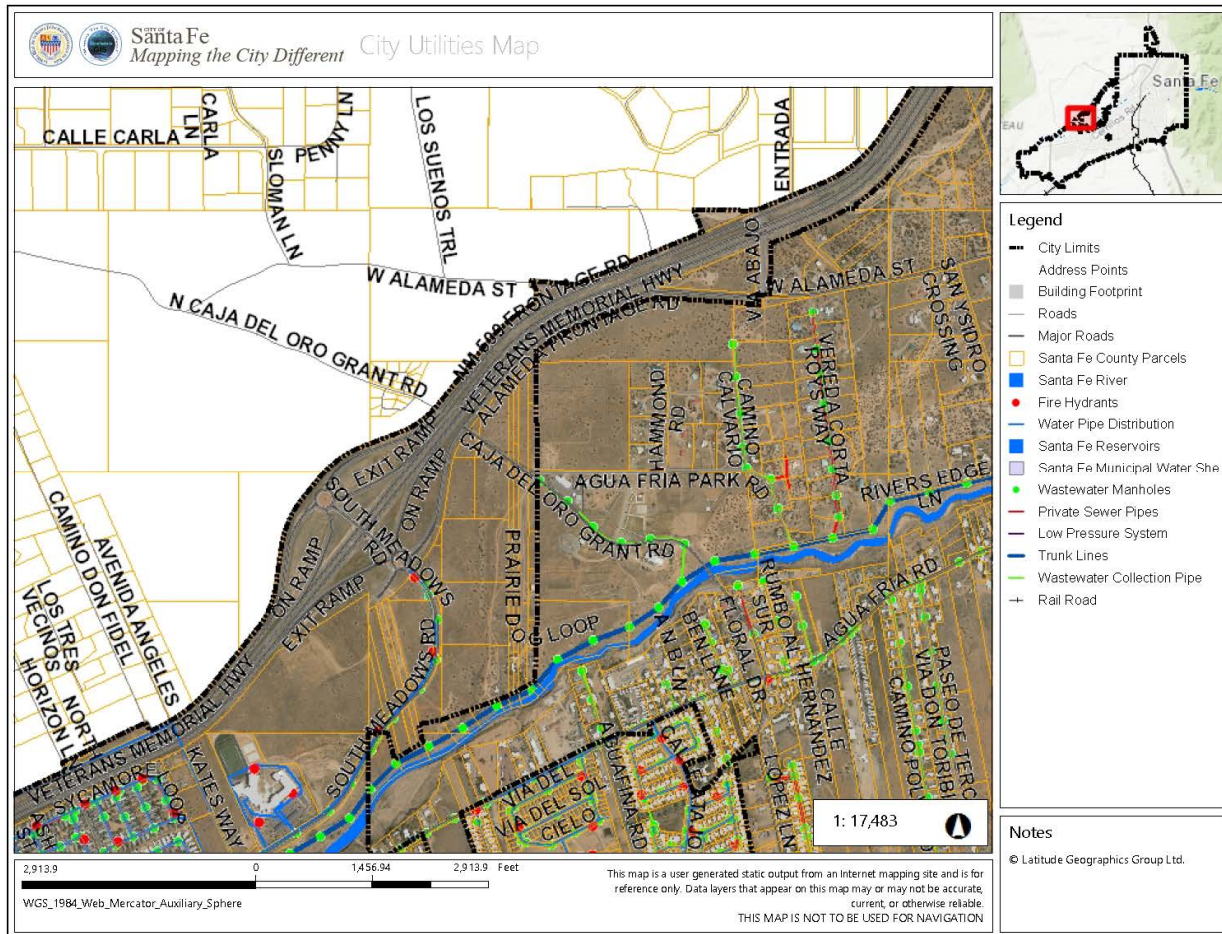


Figure 3 Proposed Trails

**F. Utilities**

The Applicant will extend dry utilities (gas, electric and cable) along Caja del Oro road and stub into the subdivision. Wet utilities, including a 12" water and 8" sewer main, will be extended from South Meadows along Caja del Oro to the subdivision. Comments from the Water Division can be found in Attachment B. There are no comments from Waste Water.

**G. Fire**

The Applicant proposes two fire hydrants in Phase 2 of the final subdivision plat, one at the south portion of the cul-de-sac and the second at the southwest corner of the park along Caja Del Oro loop. City Fire Marshall comments and condition can be found in Attachments A & B.

**H. Terrain Management**

The property generally slopes from north to south with the average slope being less than five percent (5%) grade. The site naturally drains southward. The Land Use Technical Review Division has reviewed the terrain management plan for phase 2. Technical comments can be found in Attachments B.

# Caja del Oro Subdivision

## Google Earth and Street View



Figure 4 View of Overall Area

### I. Landscape

Staff finds the Landscape Plan complies with Section 14-8.4 – ‘Landscape Site Design’ for a planted and irrigated landscape for the subdivision. The common open space element is designed as a landscape area with trees, grass and benches. Per 14-8.15(C)(3)(a) the City requirement for neighborhood parks is .006 acre per dwelling. Forty-four dwellings in Phase 2 requires .264 acres of park land. The city does not accept park areas of less than one acre for maintenance. The homeowner’s association, therefore, will be responsible for maintenance of the park land.

### J. PUBLIC SCHOOLS

The public schools serving the district in which the project is located are:

- El Camino Real Academy – 2500 South Meadows Road, Santa Fe, NM 87507
- Capital High School – 4851 Paseo del Sol, Santa Fe, NM 87507

The Applicant submitted a report to the Santa Fe Public Schools, as required by City Code 14-8.16. The response from Santa Fe Public Schools has indicated that the district has the capacity to accommodate the additional students generated by this development.

### K. COMPLIANCE WITH SANTA FE AFFORDABLE HOME ORDINANCE

In accordance with 26-1.15 Santa Fe Affordable Homes Ordinance, 20% of the homes in the development must be designated as affordable housing for qualifying families. A total of 16 affordable homes will be provided to meet this requirement:

- **Phase 1:** 6 Affordable Homes

- **Phase 2: 10 Affordable Homes**



Figure 5 View along Caja del Oro Grant Road



Figure 6 View to Caja del Oro Rd from Frontage Road

**IV. FINAL SUBDIVISION PLAT**

SFCC Section 14-3.7 governs the authority, procedures and restrictions for the division of land. SFCC Subsection 14-3.7(B)(3)(d) states that “The Planning Commission shall review the final plat and other materials submitted for conformity to this article, consider the Land Use Director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider.”

The criteria for approval of a Final Subdivision are detailed below:

<p><b>Criterion 1: §14-3.7(C)(1)- In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</b></p>	<p><b>Criterion Met:</b> (Yes/No) <b>YES</b></p>
<p><i><b>Applicant Response:</b> An archaeological report has been prepared by Ron Winters, Archaeologist. No sites of historical significance were found within any of the tracts that are included within the boundaries of this project. There a very few “significant trees” on the property with the principal vegetation being native grasses and one-seed juniper trees. There are no well-defined drainage ways located on the property.</i></p>	
<p><b>Staff Response:</b> Ron Winters, Archaeologist, has compiled an archaeological report. The tracts included in this project do not contain any historically significant sites. The property has only a small number of “significant trees,” with native grasses and one-seed juniper trees being the dominant vegetation. There are no clearly defined drainage features present on the property.</p>	
<p><b>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</b></p>	<p><b>Criterion Met:</b> (Yes/No) <b>YES</b></p>
<p><i><b>Applicant Response:</b> This land presents minimal constraints to development. Various city review agencies will provide comments on the construction plans submitted as part of the development review process following final plat approval. All conditions of approval and technical review comments must be addressed by city staff.</i></p> <p><i>Dry utilities are available along Caja del Oro Grant Road, and the land is exceptionally flat, facilitating effective drainage management. With the exception of a gas easement at the northern end of the northern parcel, there are very few limitations to development. Access is provided via NM 599 Frontage Road, Alameda Frontage Road, and Caja del Oro Grant Road.</i></p> <p><i>Sewer infrastructure is located nearby on Caja del Oro Grant Road and is capable of serving the development. A</i></p>	

*major water line will be constructed from off-site, meeting city requirements, and will become part of the city infrastructure upon completion and acceptance by city staff.*

**Staff Response:** The Development Review Team (DRT) reviewed the site in due regard to flooding, topographic restrictions, and proposed use. The land was found to be habitable, suitable for development and compliant with Chapter 14 code.

<b>Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</b>	<b>Criterion Met:</b> (Yes/No) <b>YES</b>
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**Applicant Response:** *Every effort has been made to ensure that the proposed subdivision complies with Chapter 14, Article 9. The interior roadways are designed as public roads, and the city utility infrastructure is developed to meet the standards outlined in Article 9.*

*The City Water Division has modeled the domestic demand and fire-flow requirements for the subdivision. The main line serving the project is designed according to city specifications.*

*CAJA DEL ORO AKA PRADO SUBDIVISION - FINAL PLAT (PHASE 2)*

*Preliminary discussions with city staff regarding wastewater services indicate that no issues or concerns are anticipated with connecting to the city’s wastewater lines.*

**Staff Response:** The Development Review Team (DRT) has reviewed the Applicant’s proposed subdivision design. Review comments and conditions from the DRT provide necessary changes to the proposal to comply with the City Code in order to meet minimum standards for health, safety or welfare. The subdivision infrastructure such as road, utilities and terrain management have been reviewed by the DRT for compliance to Article 14-9 “Infrastructure Design, Improvements and Dedication Standards.”

<b>Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.</b>	<b>Criterion Met:</b> (Yes/No) <b>YES</b>
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**Applicant Response:** *The proposed development is situated on vacant land with no existing nonconformities. The previously approved General Plan Amendment and Rezoning request to change the zoning from R-1 to R-10 aligns the density and design of the subdivision with Chapter 14 provisions. Additionally, no variances have been requested for this property to facilitate the proposed development.*

**Staff Response:** Staff agrees with the Applicant’s response. No non-conformities exist on the land and no variances have been requested for this Case.

<b>Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.</b>	<b>Criterion Met:</b> (Yes/No) <b>YES</b>
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**Applicant Response:** *The property has been successfully rezoned from R-1 to R-10, and C-2 to R-10, with approvals from the Governing Body, along with a General Plan Amendment. These changes ensure compliance with the procedures outlined in Chapter 14 of the city code and were done in conjunction with prior Final Development Plan and Preliminary and Final Plat Approvals associated with the subject Caja del Oro aka Prado two-phase development.*

**Staff Response:** Staff’s review identifies that approval of Phase 2 “Prado Subdivision” will not create any nonconformity.

**V. EARLY NEIGHBORHOOD NOTIFICATION**

An ENN meeting was held on May 11, 2021 and a second ENN was held on August 10, 2021 due to the increase in the number of dwellings from 80 dwellings at the first meeting to 88 dwellings at the second meeting. (See Attachment D for meeting notes.)

Subsequent to the Planning Commission meeting, the applicant reduced the number of units from 88 back to 80 units in response to Planning Commission comments.

**VI. EXPIRATION**

According to SFCC Subsection 14-3.19(B)(3) “Approval of a final plat for a subdivision, including a summary *plat* approved by the *land use director* and *resubdivisions*, shall expire three (3) years after *final action* approving it unless the *plat* is filed for record with the *county* clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously”. Should the Commission approve the final subdivision plat at this hearing, the expiration date would be March 6, 2028.

**VII. ATTACHMENTS:**

- ATTACHMENT A: Conditions of Approval and Technical Corrections
- ATTACHMENT B: DRT Comments
- ATTACHMENT C: Figures and Maps
- ATTACHMENT D: ENN Meeting Notes
- ATTACHMENT E: Phase- 2 Applicant Submittals

**APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:**

Title	Name	Initials
Department Director	Heather Lamboy	DAE for HLL
Assistant Department Director	Maggie Moore	MM
Interim Planning Manager	Dan Esquibel	DAE
Senior Planner	Claudia Kath	CK